099.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,279,900 / 1,279,900
					USE VALUE:	1,279,900 / 1,279,900
					ASSESSED:	1,279,900 / 1,279,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN JEFFREY L
Owner 2:	HAWKER WHITNEY J D
Owner 3:	
Street 1:	56 HODGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GK DEVELPOMENT CORP -
Owner 2:	-
Street 1:	29 N. MAIN ST
Twn/City:	SHERBORN
St/Prov:	MA Cntry:
Postal:	01770

NARRATIVE DESCRIPTION

This parcel contains 7,249 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 3084 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7249.000	833,700		446,200	1,279,900
Total Card	0.166	833,700		446,200	1,279,900
Total Parcel	0.166	833,700		446,200	1,279,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.01 | /Parcel: 415.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64628
GIS Ref	
GIS Ref	
Insp Date	10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	833,700	0	7,249.	446,200	1,279,900	1,279,900	Year End Roll	12/18/2019
2019	101	FV	634,700	0	7,249.	446,200	1,080,900	1,080,900	Year End Roll	1/3/2019
2018	101	FV	626,300	0	7,249.	382,500	1,008,800	1,008,800	Year End Roll	12/20/2017
2017	101	FV	626,300	0	7,249.	357,000	983,300	983,300	Year End Roll	1/3/2017
2016	101	FV	626,300	0	7,249.	306,000	932,300	932,300	Year End	1/4/2016
2015	101	FV	614,200	0	7,249.	274,100	888,300	888,300	Year End Roll	12/11/2014
2014	101	FV	614,200	0	7,249.	253,700	867,900	867,900	Year End Roll	12/16/2013
2013	101	FV	614,200	0	7,249.	241,900	856,100	856,100		12/13/2012

!8039!

PRINT

Date	Time
12/10/20	22:37:47

LAST REV

Date	Time
10/16/18	11:19:37
apro	
8039	

USER DEFINED

Prior Id # 1:	64628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GK DEVELPOMENT	54746-353		5/28/2010		830,000	No	No		
DASGUPTA ANIT K	52804-48		5/19/2009	Change>Sale	370,000	No	No		
	15098-166		7/1/1983		102,300	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2011	1429	Manual	700					add 4 supply lines
10/5/2011	1244	Add Bath	20,500	C				FINISH ATTIC SPACE
6/12/2009	477	Demoliti	7,000	C		G	GROWTH	DEMO SINGLE FAMILY
6/12/2009	476	New Buil	200,000	C				NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
5/29/2012	Info Fm Prmt	BR	B Rossignol
1/26/2010	MLS	BR	B Rossignol
6/4/2009	Measured	189	PATRIOT
11/6/2000	Hearing N/C		
12/11/1999	Inspected	263	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7249		Sq. Ft.	Site		0	70.	0.88	4									446,229						446,200	

Total AC/HA: 0.16641 | Total SF/SM: 7249 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,229 | Spl Credit | Total: 446,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99046689
Const Adj.:	0.99989998
Adj $ / SQ:	123.796
Other Features:	139081
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	841260
Depreciation:	7571
Depreciated Total:	833689

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

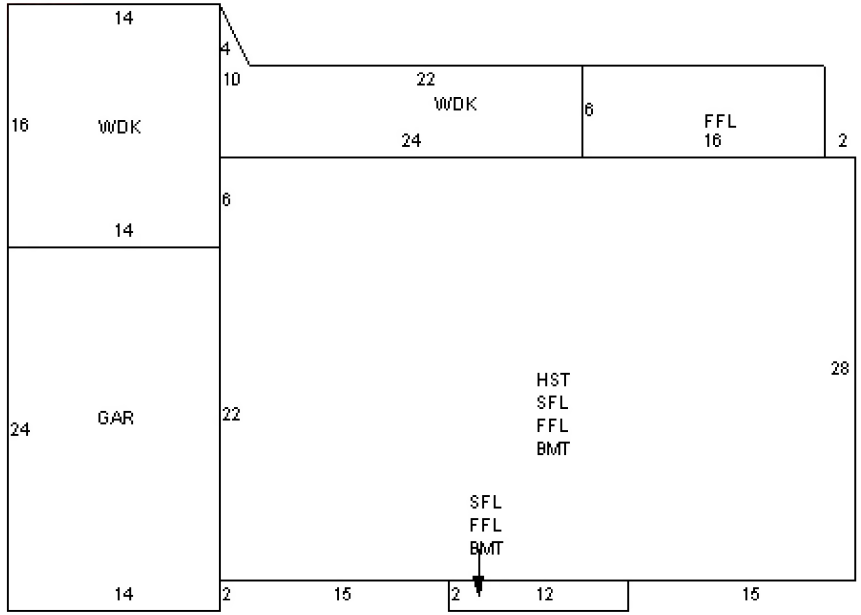
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.74
Special Features:	0	Val/Su Net:	167.01
Final Total:	833700	Val/Su SzAd	270.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,296	123.800	160,440
BMT	Basement	1,200	37.140	44,567
SFL	Second Floor	1,200	123.800	148,555
HST	Half Story	588	123.800	72,792
WDK	Deck	372	8.690	3,232
GAR	Garage	336	22.440	7,539

Net Sketched Area:	4,992			Total:	437,125
Size Ad	3084	Gross Are	5580	FinArea	3084

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X16	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	